

Longview Farm Assistant Manager's House
Longview Road
Lees Summit
Jackson County
Missouri

HABS No. MO-1222-43

HABS
MO
48-LESUM
1/43-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MO-1222-43

LONGVIEW FARM ASSISTANT MANAGER'S HOUSE

HABS
MO
48-LESUM

Location: Southwest of greenhouse complex in Longview Farm, 3 miles west of Lees Summit Road, Lees Summit, Jackson County, Missouri.

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USGS Lees Summit Quadrangle, UTM Coordinates 15.373345.4306525.

Present Owner: U.S. Army Corps of Engineers, Kansas City District.

Present Use: None. Scheduled for demolition.

Significance: The assistant manager's house, midway in size between the general manager's house and the workers' cottages, demonstrates the hierarchy of employees on the farm. Departmental managers' houses were similar to this in style and scale.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: Completed in April, 1914.
2. Architect: Henry F. Hoit.
3. Original and subsequent owners: See Longview Farm data sheet (MO-1222).
4. Builder, etc.: See Longview Farm data sheet (MO-1222).
5. Original plan and construction: This house was one of the first buildings on the farm to be completed, in order to provide a residence for those supervising construction of the farm. Its five-room plan, illustrated on the architect's plans in the University of Missouri at Kansas City Library, became a standard plan for many of the departmental managers' residences as well; the dairy manager's house and the saddle horse manager's house are similar.
6. Alterations and Additions: The rear porch was enlarged in the 1920s: the scar of an old wall is still visible on the exterior north wall. An interior wall, separating the living room from an office, was removed.

In 1936, the second floor sleeping porch was enclosed by a farm carpenter, providing more living space. Mr. Crawford enclosed the first floor porch in 1938.

B. Historical Events and Persons Connected with the Structure:

The first assistant manager was H.C. Spencer, who worked for Longview from 1913 until the Depression. In the early 1930s, Mr. and Mrs. David Crawford moved in from one of the six workers' cottages. Mr. Crawford was the farm manager at the time and Mrs. Crawford worked for Mrs. Combs

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at the main house. Mrs. Crawford was the last resident, remaining in the house until 1974.

For background information, see Longview Farm History (MO-1222).

C. Sources of Information:

See Longview Farm data sheet (MO-1222).

Prepared by: Kathryn A Burns
Historian
HABS
Summer, 1978

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: Not as grand as the General Manager's House, the Assistant Manager's House is similar to two departmental manager's houses, the Dairy Manager's House and the Stallion Manager's House.
2. Condition of fabric: Good.

B. Description of Exterior:

1. Over-all dimensions: The one-and-a-half-story structure measures approximately 32' across the front by 30' deep.
2. Foundations: The foundations are roughly laid up stone with brick facing. There are two interior brick piers. Brick piers support the south and north porches.
3. Wall construction, finish, color: The water table is of red brick. The walls are frame with cream-colored stucco finish.
4. Structural system, framing: The east half is divided into two structural bays. Brick piers in this section carry a major beam, made of three 2" x 10"s, which carries floor joists running in a north-south direction. In the west half, 2" x 10" floor joists run in an east-west direction.
5. Porches: The south (front) facade has an enclosed porch 8' x 18'. It is enclosed with windows with nine lights and screens. There are two square tapered columns, wood with concrete bases and a stucco finish. There is a wood floor and wood lattice between the piers. At the second floor there is a sleeping porch with one-over-one-light windows across the front. The floor is wood, the walls and ceiling stucco. The shed roof has red terra cotta tiles.

The north facade has a 16'-6" x 12'-6" enclosed porch. The windows have six lights and screens. There is a wood floor and doors to both the living room and the stair hall. The shed roof is covered with mineral surfaced sheets.

6. Chimneys: A 4'-8" x 1'-6" stuccoed brick chimney is located in the center of the roof ridge. There are three terra cotta chimney flues.
7. Openings:
 - a. Doorways and doors: All trim is painted a reddish brown. The door on the front (south) facade is 30" wide with twenty-four lights. On the north facade, both panel doors have glass in the top half. The basement door has a panel with glass in the top half.

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- b. Windows: All trim is painted a reddish brown. The windows are double hung with six-over-one lights. The sleeping porch on the north facade at the second floor has double hung windows with one-over-one lights. There are window boxes under the east and west windows at the second floor.

8. Roof:

- a. Shape, covering: The roof is a jerkinhead gable covered with red terra cotta tiles.
- b. Cornice, eaves: There are exposed roof rafters under the north and south eaves. The simple cornice is painted a reddish brown.
- c. Dormers: There is a wide shed dormer on the south facade and a shed-roofed wall dormer on the north.

C. Description of Interior:

1. Floor Plans:

- a. Basement: The basement is primarily one large room, in the center of which is a large boiler and a chimney. A thin partition at the foot of the stairs encloses a toilet. Located in the northwest corner is the exterior door.
 - b. First floor: Entry is from the south side into the living room. A fireplace is on the left wall in the center of the house. A 36" wide door in the northeast corner of the living room opens onto the north porch. The dining room opens off the living room to the left or west. A pantry separates the kitchen from the dining room. The stair hall is located in the north part of the house with access from the kitchen and living room.
 - c. Second Floor: The second floor has one bathroom located at the top of the stairs. The two bedrooms each have access to the sleeping porch situated above the south porch.
2. Stairways: The basement stairs have wooden treads, no riser backs. There are eleven risers in a U-shape. The handrail is a 2" x 4" nailed onto 2" x 2" balusters.

The main stairway is in a U-shape. There are fourteen risers with two winders and a landing providing the change in direction. There are three 6" square newel posts with denticulated newel caps and 2" square balusters.

- 3. Flooring: The living room, dining room, bedrooms, and sleeping porch have hardwood floors. The kitchen and pantry have linoleum floors. The bathroom is carpeted and the basement has a concrete slab.

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4. Wall and ceiling finish: The house is wallpapered. The kitchen has painted plaster walls.
 5. Decorative features. There are iron register grates. The dining room, living room, and bedrooms have baseboard and ceiling moldings. There is a simple wood fireplace surround; the mantel is missing.
- D. Site:
1. General Setting: The house has a north-south, east-west orientation with the front elevation being the south elevation.

Prepared by: Bethanie Grashof
Project Supervisor
HABS
July 1978

PART III. PROJECT INFORMATION

The Longview Farm Survey was undertaken in 1978 by the Historic American Buildings Survey (HABS) in cooperation with the Kansas City District of the U.S. Army Corps of Engineers in compliance with Executive Order 11593 as a mitigative effort in the construction of the Longview Dam and Reservoir. Under the direction of John Poppeliers, Chief of HABS, and Kenneth L. Anderson, Principal Architect, the documentation was prepared on site by Project Supervisor Bethanie Grashof (HABS Office); Historian Kathryn A. Burns (George Washington University); Foreman Darl Rastorfer (University of Pennsylvania); and student architects Kimberly I. Merkel (University of Virginia), Leonida Cubellis (Syracuse University), Jeffrey M. Laufer (Temple University), Barney H. Silver (University of Wisconsin at Milwaukee), and Douglas R. Taylor (Auburn University). Work on the drawings was continued in the HABS office by Ms. Grashof and Peter Darlow (McGill University), and completed by Mr. Taylor in 1979. The data was edited in the HABS office in 1979 by Alison K. Hoagland (George Washington University).

ADDENDUM TO
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National Park Service
U.S. Department of the Interior
Washington, D.C. 20013